

500 SYLVAN AVENUE - DEVELOPMENT PROJECT

Item 6b – Hold a Public Hearing to Approve the Nine-Unit Multi-Family Residential Development at 500 Sylvan Avenue

City Council Meeting

May 14, 2019

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Associate Planner



Agenda

- Objective
- Existing Conditions
- Project Description
- Project Chronology
- Project Analysis
- Council Actions
- Questions

Objective

- Receive specific project level information related to the proposed nine-unit multi-family development
- Hold Public Hearing and Take the Following Actions to Approve the Nine-Unit Multi-Family Residential Project
 - Adopt a CEQA Conformity Determination.
 - Waive First Reading and Introduce an Ordinance Amending Chapter 12.96 of the San Bruno Municipal Code.
 - Adopt a Resolution Approving a Planned Development Permit, Architectural Review Permit, Conditional Use Permit, and Authorize the City Manager to Execute a Development Impact Fee Agreement.

Project Location



Existing Conditions



- General Plan Land Use Designation: Transit Oriented Development
- Transit Corridors Plan Character Area: Central Business District
- Current Zoning Designation: R-2 (Low Density Residential)

Proposed Project



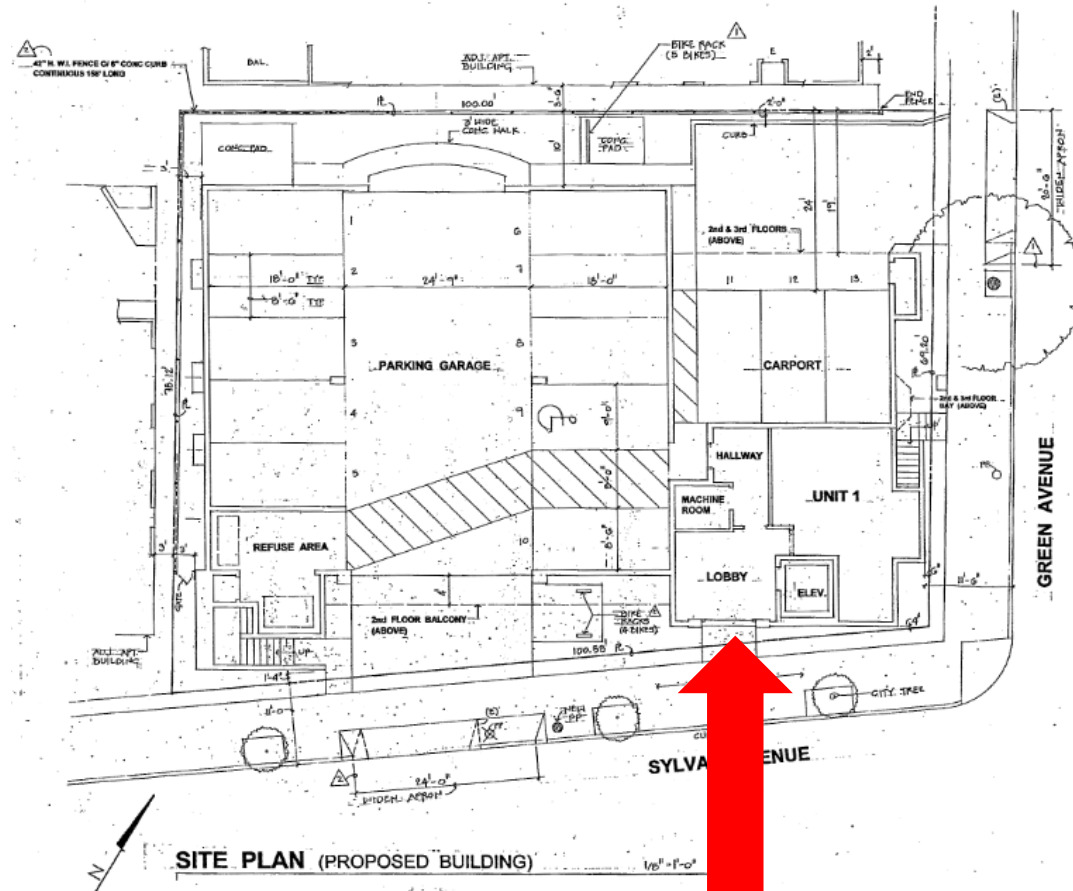
- 3-story Multi-Family Residential Structure
 - 9 Residential Rental Units
 - 14 Parking Spaces

Planning Approvals

- Zoning District Amendment
 - R-2 to P-D Zoning
- Planned Development Permit
- Architectural Review Permit
 - Required for Design of New Buildings
- Conditional Use Permit
 - Required to Establish a Residential Unit on the Ground Floor level

Project Chronology

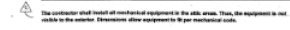
- January 27, 2017: TCP Pre-Submittal
 - May 4, 2017: Neighborhood Meeting
- February 23, 2018: Formal Application Submittal
- March 16, 2019: Planning Commission Meeting
 - The Planning Commission Adopted a Resolution Recommending the City Council Adopt and Ordinance for the associated Zoning District Amendment
 - The Planning Commission Adopted a Repulsion Recommending the City Council approve the Planned Development Permit, Architectural Review Permit, and Conditional Use Permit



Massing/Scale – South and East Elevation



- Building Respects the Scale, Form, and Development Pattern of the Existing Residential Neighborhood



Landscaping

- Drought tolerant landscaping is proposed throughout the site
- Two Hollywood Juniper heritage trees would be removed
 - A total of six, 24" box replacement trees are proposed (two in excess of Municipal Code Requirements)



Draft Parking Standards

- Draft Transit Corridors Plan Parking standards: 9 – 15 parking spaces required
- January 2019: City Council provided Direction to Staff in to modify the Draft Transit Corridors Plan Parking Standards:
 - Studios and 1-Bedroom Units: 1 stall/unit
 - Units with Two or More Bedrooms: 2 stalls/unit
 - Guest Parking: 0.1 stalls/unit
 - 16 Parking Spaces would be required based on this direction

Proposed Parking

- The Plan currently includes 13 total parking spaces.
- Staff has included a condition of approval to incorporate an additional parking space, for a total of 14 spaces.

Fee Requirements

- City's Affordable Housing Impact Fee Requirements Apply
- A Residential Impact Fee is required to be paid for apartments
- \$206,450 Residential Affordable Housing Impact Fee
- \$98,271 to be paid to the City's unrestricted capital reserve fund through Development Impact Fee Agreement
- All fees are due prior to building permit issuance

Recommendation

- Hold Public Hearing and Take the Following Actions to Approve the Nine-Unit Multi-Family Residential Project at 500 Sylvan Avenue:
 - Adopt a CEQA Conformity Determination for the Proposed Multi-Family Residential Development at 500 Sylvan Avenue
 - Waive First Reading and Introduce an Ordinance Amending Chapter 12.96 of the San Bruno Municipal Code to Establish a Planned Development District, Update the Zoning Map, and Adopt a Development Plan for the Multi-Family Residential Development located at 500 Sylvan Avenue
 - Adopt a Resolution Approving a Planned Development Permit, Architectural Review Permit, Conditional Use Permit, and Authorize the City Manager to Execute a Development Impact Fee Agreement for the Multi-Family Residential Development located at 500 Sylvan Avenue

QUESTIONS?
